



15 Marshall Road, Cambridge, CB1 7TY  
Guide Price £675,000 Freehold



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**A BAY FRONTED VICTORIAN MID TERRACE RESIDENCE WHICH BENEFITS FROM A LOFT CONVERSION AND HAS BEEN EXTENDED TO THE GROUND FLOOR. WHILST IN NEED OF SYMPATHETIC UPDATING, THE PROPERTY OFFERS A THROUGH LIVING/DINING ROOM, THREE BEDROOMS, BATHROOM, SHOWER ROOM AND A CLOAKROOM. ENJOYING A FAVOURABLE SOUTH CITY LOCATION AND OFFERED WITH NO ONWARD CHAIN.**

- 1150 sqft / 106 sqm
- 3 bed, 2 recep, 2.5 bath
- Permit parking
- EPC – D / 63
- Victorian mid-terraced house
- 121 sqm / 0.03 acre
- Gas-fired heating to radiators
- Council tax band - D

This attractive Victorian bay-fronted house has been well cared for over the years and enjoys a most convenient position within striking distance of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is entered via a solid timber door with a fanlight over, finished with laminate wood flooring, which continues through to the reception rooms. There is a bay-fronted sitting room with a feature gas fireplace and an adjoining dining room. The kitchen has been fitted with a range of base and eye-level units with French doors opening onto the rear garden. The side extension incorporates a utility area with two skylights and access to a cloakroom W.C.

Upstairs, the accommodation is arranged over two floors, the first housing two double bedrooms and a large bathroom, which has been fitted with a white suite, including a separate bath and shower. The final bedroom is on the second floor and has an ensuite shower room, along with a built-in storage cupboard.

Outside, the front of the property is set back behind a shallow front garden with a mature hedgerow and a quarry-tiled pathway to the front door. The rear garden measures 30' x 14' is mainly laid to lawn and bordered with various shrubs, plants and trees. There is a storage shed at the foot of the garden and secure gated access providing access back to the front of the property.

#### **Agent's Note**

Whilst the property has no chain, No.15 is currently tenanted and will not be available for completion until June 9th 2025.

#### **Location**

Marshall Road, which is just off Hills Road opposite Homerton College, forms part of a popular south city residential area with excellent local facilities. Cambridge Leisure Park is close by with its multiplex cinema, supermarkets, restaurants and bars. Cambridge Railway Station is an easy walk or cycle ride, about 0.7 miles away. The city centre is easily accessible about 1.25 miles away, and there are excellent public transport facilities available. State and Independent schooling for all age groups is available nearby including the well renowned Hills Road Sixth Form College. For those working at Addenbrooke's Hospital and the Biomedical Campus, this property is ideally located.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 106 sqm (1150 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



